

MANISTEE CITY PLANNING COMMISSION

70 Maple Street, Manistee, Michigan 49660

Meeting of Thursday, December 5, 2002

7:00 p.m. - Council Chambers, City Hall

AGENDA

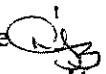
- I Roll Call
- II Public Hearing
 - 1. Master Plan
 - 2.
- III Citizen Questions, Concerns and Consideration
- IV Approval of Minutes
 - Planning Commission Meeting (11/21/02)
- V New Business
 - 1. Master Plan
 - 2. Election of Officers
 - 3.
- VI Unfinished Business
 - 1.
- VII Other Communications
 - 1.
- VIII Work/Study Session
- IX. Adjournment

Speaking at Meetings:

Unless waived by the Commission for a specific meeting, any public comment shall be limited to five (5) minutes per speaker, one time only. If a group of people wish to be heard on one subject, a spokesperson may be appointed who may request that the Chairman approve more than the normal five (5) minutes. If necessary, a maximum of five (5) minutes will be allowed for the group to caucus to choose their spokesperson and develop their comments.

MEMORANDUM

TO: Planning Commission Members

FROM: Denise Blakeslee 
Secretary, Community Development

DATE: November 27, 2002

RE: Planning Commission Meeting December 5, 2002

The December Planning Commission Meeting will be at 7:00 p.m. on Thursday, December 5, 2002. The following items are on the Agenda:

1. Public Hearing - Master Plan. This is the final public hearing that will be held for citizen input on the Master Plan Update. Please note that a ½ page ad was taken out in the News Advocate that will run in the paper on Saturday, November 30th to advertise this final opportunity for citizen input.
2. Master Plan Adoption – If there is no objections from any citizens in attendance the City of Manistee could Adopt the Master Plan by resolution. A copy of a resolution is enclosed for your review. In order to be adopted the plan requires a 2/3 vote from the Planning Commission. Tony has left for Florida so attendance at this meeting is critical if the plan is to be adopted or we will need to call a Special Meeting. **If you are unable to make the meeting please call me at 723-2558.**
3. Election of Officers. Election of officers is scheduled for the December meeting. The meeting will be turned over to Jon Rose for the election of officers. Committee Appointments will be scheduled for the January meeting along with a review of the By-Laws.

We hope that all of you have a wonderful Thanksgiving. See you at the meeting!

To the Chairman and Members of the Manistee Planning Commission:

I attended the Public Meeting you recently last held and I made comment on this plan. I really had not planned to speak and, in fact, I had not planned to attend in the first place, and would not have attended but for Mr. Rose suggesting that I do so at the Zoning Board of Appeals meeting we had the previous day.

I expressed a number of items at that Public Meeting and I don't plan to go over them again here. I am pleased to see so much effort and good work spent on this plan but I am saddened and very concerned that there is so little that relates to the "Historic". I refer to Historic Properties and Historic Property owners as well as the subject of History in general. This is a valuable resource and is just as important as any other "resource" and is, I am sorry to say, very neglected. An item along this line was brought up at that last meeting which is very important and has, therefore, caused me a great amount of concern. I relate this concern to you.

I also point out that I was a part of a "general" committee that worked on this ten year plan when the last City Manager was here and just as he left; I have not been asked to be included in it since.

On December 21, 2001 I spoke with the present City Manager in the main hall of this building just outside this room we are now meeting in. I told him of some ideas I had that dealt with the Historic Resources of Manistee and which would be of considerable importance to the property owners and their buildings and certainly to the City. He was encouraging of these ideas and asked how I planned to impliment them. All I planned to do, I said, was to present them to the Manistee City Council. He suggested that it was important to have a plan of implimentation to go along with such ideas or plans. He offered to meet with me to produce such plans. After the Christmas and New Year Holidays were over I was finally able to set up such a meeting. Unfortunately nothing has come out of that, the one and only meeting of any substance or note, and I await his possible further comments and involvement as I've received nothing else to date.

A part of my idea involved the extension of the Historic District from its southern terminus at the Ramsdell alley and along Maple Street south; I suggested that it be extended south to, say, Sixth Street.

Shortly after my meeting with the City Manager an important developement arose in the form of a "rezoning request" for a house in this very area, actually, in the same block, from residential to commercial. The public concern against this was outstanding and resulted in a refusal. However, soon to follow, was a Special Use request and although this met with similar public outcry the result was, in the end, its approval.

I consider this encroachment as a "filament" reaching into this district.

At the Planning Commission meeting that ended up granting the Special Use a Planning Commission member made the public statement that "All of Maple Street should be , and will be, made Commercial". This is a most disturbing comment and all the more so because it originated from a Commission member. It caused me to reflect on my meeting with the City Manager and consider if there was, indeed, some connection between his lack of response and this statement and the picture portrayed by the actual happenings.

When I attended the recent last Public Meeting another citizen who had property on Maple Street spoke and in so doing pointed out that the "Plan" as he obtained it from the computer was different from that presented in person. It showed that the Commercial District now covered, not part, but all, of the "Ramsdell Block". It is interesting to note that this area now included the "Special Use" property just referred to.

Some sort of comment was offered which seemed to try to minimize the matter. I don't see it that way. I've had far too much experience in these matters to "minimize" this-for items that end up being put down on paper or in printed plans, even if by error, often have a way of being and becoming fact and all too soon; and then little can be done to correct the situation without a great deal of work and involvement.

As I look at this new developement as presented at that meeting and I consider the statements and the facts I have related here I grow more and more concerned.

I request that the boundry line be returned to the proper place regardless of reasons thus defining the Residential and Commerical areas as previous. Until such is done I must conclude the worst and that my fears are well founded.

Thank you.

John H. Perschbacher
420 Third Street
Chairman, Manistee Zoning Board of Appeals

**Resolution of Adoption
Master Plan
City of Manistee
Planning Commission**

WHEREAS, Act 285, Public Acts of Michigan 1931 as amended provides for a Municipal Planning Commission to prepare and adopt a Master Plan for the physical development of the City; and,

WHEREAS, the City of Manistee Planning Commission has prepared a physical development Plan for the City of Manistee in compliance with said Act 285; including relevant charts, maps, and text; and,

WHEREAS, the City of Manistee Planning Commission has provided opportunity for public input into the Master Planning Process; and,

WHEREAS, the City of Manistee Planning Commission held a formal public hearing on the draft Master Plan on November 21, 2002 in accordance with the notice requirements of said Act 285 and other applicable State statutes; and

WHEREAS, the City of Manistee Planning Commission held an additional public hearing on December 5, 2002, in order to provide additional opportunity for public comment; and,

WHEREAS, at the above referenced public hearings, the citizens of the City of Manistee were afforded the opportunity to provide oral and written comments on the draft plan, which comments have been carefully considered by the Planning Commission; and,

WHEREAS, based on the consideration of public comments the following corrections and/or additions are hereby made to the plan, said corrections and/or comments to be included in the plan's final printing:

- 1) The Future Land Use Map will be changed, the Central Business District line that runs down Second Street between Maple and Sycamore Streets will be moved north ½ block and run down the alley.
- 2) Views (view sheds) of the City's lakes and river systems be maintained whenever possible. Further, that the City conduct a field survey to identify important water related views (e.g., land locations providing opportunity for panoramic, unique, or important views of the City's surface water bodies). And, that the City Zoning Ordinance be amended to include, where appropriate, standards governing the recognition and protection of views.

**Resolution of Adoption
Master Plan
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WHEREAS, the City of Manistee Planning Commission is now satisfied that the Master Plan is ready for adoption;

NOW, THEREFORE, BE IT RESOLVED, that the City of Manistee Planning Commission does hereby adopt the City of Manistee Master Plan, said plan to be dated as adopted this day of December 5, 2002; and,

BE IT FURTHER RESOLVED, that the City of Manistee Planning Commission does hereby direct the Commission Chairperson and Commission Secretary to sign this Resolution signifying adoption of the Manistee Master Plan, to file attested copies of the Plan with the Manistee City Clerk, Manistee County Register of Deeds, and the Manistee County Planning Commission.

CERTIFICATION OF ADOPTION:

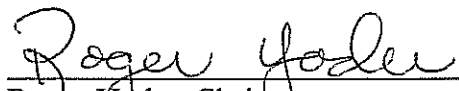
Offered by Commissioner: John Serocki, Supported by Commissioner Ray Fortier.

Yeas: Bob Davis, Ray Fortier, Joyce Jeruzal, David Kelley, Phil Picardat, John Serocki and Roger Yoder

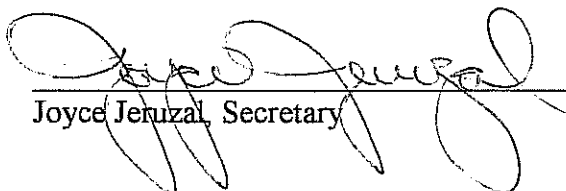
Nays: Greg Ferguson

Absent: Tony Slawinski

RESOLUTION DECLARED ADOPTED BY:



Roger Yoder, Chairperson



Joyce Jeruzal, Secretary

Date of Adoption: December 5, 2002



This Master Plan would not have been accomplished
without the assistance of the following people.

PLANNING COMMISSION MEMBERS

Roger Yoder, Chairman
Ray Fortier, Vice Chair
Joyce Jeruzal, Secretary
Bob Davis
Greg Ferguson
David Kelley
Phil Picardat
John Serocki
Tony Slawinski

FORMER MEMBERS ASSISTING IN UPDATE

Kristie Harless
John Lakos
Brad Williams

CITY STAFF

Jon Rose, Community Development Director
Denise Blakeslee, Recording Secretary for the Planning Commission

OTHERS

The Citizens of the City of Manistee who participated
in this vision for the future of our Community

Members of the Charter Township of Filer, Little River Band of Ottawa Indians, Manistee
County, and Manistee Township Planning Commissions/Zoning Boards
and their Planners who attended meetings and workshops to assist in this update

Jerry Adams
Langworthy, Strader, LeBlanc & Associates, Inc.